

ALEXANDRIA HOUSING AFFORDABILITY ADVISORY COMMITTEE

DATE: DECEMBER 3, 2018

LOCATION: ROOM 2000 - CITY HALL

AGENDA

- | | |
|---|-----------|
| 1. Introductions and Chair remarks (Chair) | 7:00 p.m. |
| 2. Consideration of November 1, 2018 meeting minutes (Chair) <i>Action Requested: Review and Approve Minutes</i> | 7:05 p.m. |
| 3. Alexandria Redevelopment and Housing Authority Update (Carter Flemming) | 7:10 p.m. |
| 4. Alexandria Housing Development Corporation Update (Jon Frederick) | 7:15 p.m. |
| 5. Information Items: Financial Report | 7:20 p.m. |
| 6. Staff Updates | 7:25 p.m. |
| 7. Joint Worksession with the Environmental Policy Commission | 7:30 p.m. |
| Adjournment (Chair) | 9:00 p.m. |

Upcoming Housing Meetings

Landmark Mall Re-Planning Process Open House

December 12; 7:00-9:00 p.m., Brandywine Living, 450 South Pickett Street

Eco-City Steering Committee Environmental Action Plan Phase 2 Public Meeting

December 12; 6:00-7:00 p.m., City Hall, Sister Cities Room 1101

Landmark Mall Re-Planning Process Workshop

January 26, 2019; 10:00 a.m. – 2:00 p.m., Location tbd

AFFORDABLE HOUSING ADVISORY COMMITTEE MINUTES

City Hall Room 2000 | November 1, 2018

| | Members Present | Members Absent | Staff |
|----|----------------------|-----------------------------------|------------------------------|
| 1 | | William Alexander (excused) | Eric Keeler, Deputy Director |
| 2 | Dan Brendel (m) | | |
| 3 | Annette Bridges | | |
| 4 | Michael Butler | | |
| 5 | | Katharine Dixon (m) (excused) | |
| 6 | Michael Doyle (m) | | |
| 7 | | Carter Flemming (excused) | |
| 8 | | Jon Frederick (excused) | |
| 9 | Holly Hanisian (m) | | |
| 10 | Bill Harris | | |
| 11 | | Robyn Konkell, Chair (excused) | |
| 12 | Michelle Krockner | | |
| 13 | Jessica Lurz* | | |
| 14 | Helen McIlvaine* | | |
| 15 | | Shelley Murphy (excused) | |
| 16 | Peter-Anthony Pappas | | |
| 17 | Mary Parker | | |
| 18 | | Yasin Seddiq (excused) | |
| 19 | | Paul Zurawski (excused) | |
| 20 | vacant | | |
| 21 | vacant | | |
| | Guests | Affiliation | |
| 1 | Mary Catherine Gibbs | Hart & Gibbs, P.C. | |
| 2 | Richard Greenberg | Greenhill | |
| 3 | Bud Hart | Hart & Gibbs, P.C. | |
| 4 | Donna Scott | Hart & Gibbs, P.C. | |

*non-voting

(m) – took minutes during fiscal year

In the absence of the Chair, Robyn Konkell, Dan Brendel agreed to chair the meeting. The meeting was called to order at 7:00 pm. Holly Hanisian volunteered to take minutes.

1. Greenhill Coordinated Development District Affordable Housing Plan (Mary Catherine Gibbs)

Mary Catherine Gibbs, representing Greenhill, provided an overview of the application to rezone a 14.9-acre site bounded by South Pickett Street, Edsall

Road, and South Van Dorn Street to a Coordinated Development District (CDD). The current proposal requests a CDD Concept Plan for a mixed-used development with a maximum of 2,130,000 square feet.

As part of the development approval process for CDD 2016-00003, the applicant has agreed to provide a contribution to the Housing Trust Fund in addition to the required affordable housing units associated with the use of Section 7-700.

Development Option #1 attributes approximately 492,000 gross square feet to bonus density, which results in approximately 164,000 gross square feet of affordable housing. Staff estimates this will generate up to 164-182 affordable units depending on unit size; a proportionately lower number of units would be anticipated with Development Option #2 which is moderately smaller in scale. Ms. Gibbs described the scope of the potential voluntary monetary affordable housing contribution as having a value of up to \$7 million.

The Committee discussed the timing of construction, phasing, accessibility, size, and tenure of the market-rate and affordable units, as well as the potential impact of the multi-modal bridge that is under consideration for the Eisenhower area. Mike Doyle specifically inquired about the delivery of the affordable units, and Ms. Gibbs confirmed that the applicant is amenable to providing some affordable units in each phase of the project. She stated that development would occur over the next five to 15 years, as various existing leases expire.

Mary Parker inquired about the allocation of accessible units, and Ms. Gibbs stated that at least the amount required by the building code will be provided, and the applicant will work with Housing to provide accessible units, as there is demand, within the affordable set-aside units provided, including a range of bedroom types. She noted that the residential buildings are planned to be elevator, high-rise structures.

Ms. Gibbs stated the area will be well-served by various transit options, including the City's planned future West End transitway. She acknowledged that a portion of the proposed development depends on the multi-modal bridge or a widening of the Van Dorn corridor. She indicated that estimates for construction of the proposed bridge had increased from \$50 M to \$150 M, due to constraints being imposed by Norfolk Southern related to the transloading facility.

She confirmed the applicant's flexibility in terms of converting units to dollars and vice-versa, in consultation with Housing. Staff stated that if ownership units are provided as set-asides, it would target households with incomes ranging from 60-80% AMI.

Michelle Krockner made a motion to approve the affordable housing plan; Mike Doyle seconded the motion. The affordable housing plan was approved unanimously.

2. Consideration of October 4, 2018 Minutes (Dan Brendel)

Michelle Krockner made a motion to approve the October minutes; Bill Harris seconded the motion. The minutes were approved unanimously.

3. Route 1 South Housing Affordability Strategy (Eric Keeler)

Eric Keeler relayed that the Route 1 South (now South Patrick Street) Housing Affordability Strategy was approved and that staff was working on its implementation. A tenant advisory group (TAG) is in the process of being formed; the TAG's first task will be to review the draft housing needs assessment survey tool. Resident outreach continues. The Committee discussed the importance of making the open space in the plan area inviting to all residents and for the City to consider potential tax abatement as a tool to ensure the existing level of housing affordability is preserved in the area. E. Keeler explained that the City was creating a new zone, with potential density levels set high to incentivize property owners to replace all of the existing affordable units as redevelopment occurs.

4. ARHA Update (Helen McIlvaine)

H. McIlvaine read the written report submitted by Carter Flemming. The Ramsey site has completed its archeology work; building permits and HUD approval have been secured. ARHA plans to close on its financing by the end of November. ARHA is in the process of assessing its portfolio and will have an update about the Andrew Adkins project and other RFP sites in early 2019.

5. Alexandria Housing Development Corporation Update (Helen McIlvaine)

H. McIlvaine read the report submitted by Jon Frederick. AHDC closed on the Gateway and Carpenter's Shelter projects. The Lacy Court project remains on schedule. The Bellefonte property renovation will begin early next year.

6. Staff Updates

- H. McIlvaine noted that there are three vacancies on the Committee and asked for members' assistance in recruiting applicants.
- The financial report will be sent to the Committee.
- M. Krock asked the Committee to consider signing a petition asking Governor Northam to allocate \$20 million annually to the FY20-21 biennial budget for the State Housing Trust Fund. City staff agreed to email a link to the petition to the Committee. Discussion ensued regarding the Committee organizing in time to advocate at the state level for affordable housing needs.

7. Other Business (Dan Brendel)

- H. McIlvaine noted that the ARHA Board and City continue to collaborate on updating Resolution 830 and that they have reached consensus in many areas. Staff will present additional information about Resolution 830 at a future AHAAC meeting.
 - The Committee discussed the use of universal design principles in affordable housing projects. The Commission on Aging has asked that universal design and accessibility be requirements for City loan funding. Staff will provide a presentation on the use of universal design in affordable housing projects at a future AHAAC meeting, potentially to be held jointly with the Commission on Aging. Mary Parker noted that some experts disagree with the term universal design.

The meeting was adjourned at 8:12 pm.

FY 2019 Affordable Housing Development Funds Financial Report | November 27, 2018

Balance Remaining: \$0

Revenues

| | 2018 | | | | | | 2019 | | | | | | |
|---------------------------------------|-------------|-----------|-----------|----------|-----------|----------|---------|----------|-------|-------|-----|------|-------------|
| | July | August | September | October | November | December | January | February | March | April | May | June | Total |
| Developer Contributions Received | \$69,372 | \$158,432 | \$0 | \$36,364 | \$0 | \$0 | \$0 | \$0 | \$0 | \$0 | \$0 | \$0 | \$264,168 |
| Multifamily Loan Repayments | \$0 | \$0 | \$0 | \$0 | \$201,727 | \$0 | \$0 | \$0 | \$0 | \$0 | \$0 | \$0 | \$201,727 |
| New Revenue Allocated by City Council | \$5,820,013 | \$0 | \$0 | \$0 | \$0 | \$0 | \$0 | \$0 | \$0 | \$0 | \$0 | \$0 | \$5,820,013 |
| Total | \$5,889,385 | \$158,432 | \$0 | \$36,364 | \$201,727 | \$0 | \$0 | \$0 | \$0 | \$0 | \$0 | \$0 | \$6,285,908 |

Commitments & Reservations

| | Start | July | August | September | October | November | December | January | February | March | April | May | June | 2019 Total |
|---|---------------------|-------------------|-------------------|--------------------|------------------|--------------------|------------|------------|------------|------------|------------|------------|------------|--------------------|
| Housing Trust Fund (HTF) | | | | | | | | | | | | | | |
| Rebuilding Together Alexandria (RTA) | \$50,000 | \$0 | -\$50,000 | \$0 | \$0 | \$0 | \$0 | \$0 | \$0 | \$0 | \$0 | \$0 | \$0 | -\$50,000 |
| Pilot Rental Assistance | \$600,000 | \$0 | \$0 | \$0 | \$0 | \$270,000 | \$0 | \$0 | \$0 | \$0 | \$0 | \$0 | \$0 | \$270,000 |
| Braddock Small Area Plan Fund | \$1,334,080 | \$0 | \$0 | \$0 | \$0 | \$0 | \$0 | \$0 | \$0 | \$0 | \$0 | \$0 | \$0 | \$0 |
| Housing Trust Fund (HTF) Total | \$1,984,080 | \$0 | -\$50,000 | \$0 | \$0 | \$270,000 | \$0 | \$0 | \$0 | \$0 | \$0 | \$0 | \$0 | \$220,000 |
| | | | | | | | | | | | | | | |
| Housing Opportunity Fund (HOF) | | | | | | | | | | | | | | |
| Wesley - Fairlington Presbyterian Church | \$400,000 | -\$255,826 | \$0 | \$0 | \$144,174 | \$7,250,000 | \$0 | \$0 | \$0 | \$0 | \$0 | \$0 | \$0 | \$7,138,349 |
| ARHA - Set Aside | \$1,400,000 | \$0 | \$0 | \$0 | \$0 | \$0 | \$0 | \$0 | \$0 | \$0 | \$0 | \$0 | \$0 | \$0 |
| ARHA - Ramsey Homes | \$3,600,000 | \$0 | \$0 | \$0 | \$0 | \$0 | \$0 | \$0 | \$0 | \$0 | \$0 | \$0 | \$0 | \$0 |
| AHDC - Operating | \$300,000 | -\$75,000 | -\$225,000 | \$0 | \$0 | \$0 | \$0 | \$0 | \$0 | \$0 | \$0 | \$0 | \$0 | -\$300,000 |
| AHDC - King & Beauregard | \$0 | \$0 | \$0 | \$700,000 | \$0 | \$0 | \$0 | \$0 | \$0 | \$0 | \$0 | \$0 | \$0 | \$700,000 |
| AHDC - Carpenter's Shelter | \$6,600,000 | \$0 | \$0 | \$1,700,000 | \$0 | \$0 | \$0 | \$0 | \$0 | \$0 | \$0 | \$0 | \$0 | \$1,700,000 |
| AHC - Church of the Resurrection | \$8,600,000 | \$0 | \$0 | \$0 | \$0 | \$0 | \$0 | \$0 | \$0 | \$0 | \$0 | \$0 | \$0 | \$0 |
| Housing Opportunity Fund (HOF) Total | \$20,900,000 | -\$330,826 | -\$225,000 | \$2,400,000 | \$144,174 | \$7,250,000 | \$0 | \$0 | \$0 | \$0 | \$0 | \$0 | \$0 | \$9,238,349 |

Agenda for Joint EPC-AHAAC Worksession

- Welcome and introductions 7:30-7:45
(Jim Kapsis, Robyn Konkel/Helen McIlvaine)
- Presentations from staff 7:45-8:20
 - Housing affordability in the City (Tamara Jovovic)
 - Environmental Action Plan (Ellen Eggerton)
 - Green Building Update (Ellen Eggerton)
- Opportunities to address challenges and partner on new initiatives 8:20-8:50
- Next steps and closing remarks 8:50-9:00
(Jim Kapsis, Robyn Konkel/Helen McIlvaine)